



Arnold
Schwarzenegger
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Sean Walsh
Director

Notice of Preparation

February 15, 2005

RECEIVED
FEB 23 2005
MONO COUNTY
COMMUNITY DEVELOPMENT

To: Reviewing Agencies

Re: Tentative Tract Map 37-46/White Mountain Estates
SCH# 2005022068

Attached for your review and comment is the Notice of Preparation (NOP) for the Tentative Tract Map 37-46/White Mountain Estates draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Gerry Le Francois
Mono County Planning Department
P.O. Box 347
Mammoth Lakes, CA 93546

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Senior Planner, State Clearinghouse

Attachments
cc: Lead Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2005022068
Project Title Tentative Tract Map 37-46/White Mountain Estates
Lead Agency Mono County Planning Department

Type NOP Notice of Preparation
Description A Tentative Tract Map application is being processed for up to (not to exceed) 58 individual lots in the southern Chalfant Valley in Mono County. The proposed Tract Map (TM 37-64) would subdivide a 29-acre parcel (APN 26-240-10) into 39 individual lots that range in size from .50 to .96 acres. These lots would be served by a community water system and individual septic systems. The 19 lots on the upper portion of the subdivision (APN 26-240-09) will probably be reduced due to Alquist-Priolo (earthquake fault) constraints.

Lead Agency Contact

Name Gerry Le Francois
Agency Mono County Planning Department
Phone 760 924-1800 **Fax**
email commdev@mono.ca.gov
Address P.O. Box 347
City Mammoth Lakes **State** CA **Zip** 93546

Project Location

County Mono
City
Region
Cross Streets White Mountain Estates Road
Parcel No. 26-240-09, 10
Township 5S **Range** 33E **Section** 22 **Base** MDM

Proximity to:

Highways 6
Airports
Railways
Waterways
Schools
Land Use

Project Issues Geologic/Seismic; Water Quality; Agricultural Land; Wildlife; Aesthetic/Visual; Other Issues; Public Services

Reviewing Agencies Resources Agency; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Game, Region 6 (Inyo & Mono Region); Department of Health Services; Native American Heritage Commission; California Highway Patrol; Caltrans, District 9; Regional Water Quality Control Bd., Region 6 (Victorville)

Date Received 02/14/2005 **Start of Review** 02/14/2005 **End of Review** 03/15/2005

<u>Resources Agency</u>	<input type="checkbox"/> Fish & Game Region 3 Robert Floerke	<input type="checkbox"/> Public Utilities Commission Ken Lewis	<input type="checkbox"/> Caltrans, District 8 John Pagano	<input type="checkbox"/> RWQCB 1 Cathleen Hudson North Coast Region (1)	Regional Water Quality Control Board (RWQCB)
<input checked="" type="checkbox"/> Resources Agency Nadell Gayou	<input type="checkbox"/> Fish & Game Region 4 William Laudermilk	<input type="checkbox"/> San Gabriel & Lower LA Rivers Conservancy	<input checked="" type="checkbox"/> Caltrans, District 9 Gayle Rosander	<input type="checkbox"/> RWQCB 2 Environmental Document Coordinator San Francisco Bay Region (2)	
<input type="checkbox"/> Dept. of Boating & Waterways David Johnson	<input type="checkbox"/> Fish & Game Region 5 Don Chadwick Habitat Conservation Program	<input type="checkbox"/> San Joaquin River Conservancy	<input type="checkbox"/> Caltrans, District 10 Tom Dumas	<input type="checkbox"/> RWQCB 3 Central Coast Region (3)	
<input type="checkbox"/> California Coastal Commission Elizabeth A. Fuchs	<input type="checkbox"/> Fish & Game Region 6 Gabrina Gatchel Habitat Conservation Program	<input type="checkbox"/> State Lands Commission Jean Sarino	<input type="checkbox"/> Caltrans, District 11 Mario Orso	<input type="checkbox"/> RWQCB 4 Jonathan Bishop Los Angeles Region (4)	
<input type="checkbox"/> Colorado River Board Gerald R. Zimmerman	<input checked="" type="checkbox"/> Fish & Game Region 6 U/M Tammy Allen Inyo/Mono, Habitat Conservation Program	<input type="checkbox"/> Tahoe Regional Planning Agency (TRPA) Cherry Jacques	<input type="checkbox"/> Caltrans, District 12 Bob Joseph	<input type="checkbox"/> RWQCB 5S Central Valley Region (5)	
<input type="checkbox"/> Dept. of Conservation Roseanne Taylor	<input type="checkbox"/> Dept. of Fish & Game M. George Isaac Marine Region	<u>Business, Trans & Housing</u>	<u>Cal EPA</u>	<input type="checkbox"/> RWQCB 5F Central Valley Region (5) Fresno Branch Office	
<input type="checkbox"/> California Energy Commission Environmental Office	<input type="checkbox"/> Other Departments	<input type="checkbox"/> Caltrans - Division of Aeronautics Sandy Hesnard	<u>Air Resources Board</u>	<input type="checkbox"/> RWQCB 5R Central Valley Region (5) Redding Branch Office	
<input type="checkbox"/> Dept. of Forestry & Fire Protection Allen Robertson	<input type="checkbox"/> Food & Agriculture Steve Shaffer Dept. of Food and Agriculture	<input type="checkbox"/> Caltrans - Planning Terri Pencovic	<input type="checkbox"/> Airport Projects Jim Lerner	<input type="checkbox"/> RWQCB 6 Lahontan Region (6)	
<input type="checkbox"/> Office of Historic Preservation Wayne Donaldson	<input type="checkbox"/> Dept. of General Services Public School Construction	<input checked="" type="checkbox"/> California Highway Patrol John Olejnik Office of Special Projects	<input type="checkbox"/> Transportation Projects Kurt Karperos	<input checked="" type="checkbox"/> RWQCB 6V Lahontan Region (6) Victorville Branch Office	
<input checked="" type="checkbox"/> Dept. of Parks & Recreation B. Noah Tilghman Environmental Stewardship Section	<input type="checkbox"/> Dept. of General Services Robert Sleppy Environmental Services Section	<input type="checkbox"/> Housing & Community Development Lisa Nichols Housing Policy Division	<input type="checkbox"/> Industrial Projects Mike Tollstrup	<input type="checkbox"/> RWQCB 7 Colorado River Basin Region (7)	
<input type="checkbox"/> Reclamation Board DeeDee Jones	<input checked="" type="checkbox"/> Dept. of Health Services Veronica Rameriz Dept. of Health/Drinking Water	<u>Dept. of Transportation</u>	<input type="checkbox"/> California Integrated Waste Management Board Sue O'Leary	<input type="checkbox"/> RWQCB 8 Santa Ana Region (8)	
<input type="checkbox"/> Santa Monica Mountains Conservancy Paul Edelman	<u>Independent Commissions, Boards</u>	<input type="checkbox"/> Caltrans, District 1 Mike Eagan	<input type="checkbox"/> State Water Resources Control Board Jim Hockenberry Division of Financial Assistance	<input type="checkbox"/> RWQCB 9 San Diego Region (9)	
<input type="checkbox"/> S.F. Bay Conservation & Dev't. Comm. Steve McAdam	<input type="checkbox"/> Coachella Valley Mountains Conservancy	<input type="checkbox"/> Caltrans, District 2 Don Anderson	<input type="checkbox"/> State Water Resources Control Board Student Intern, 401 Water Quality Certification Unit Division of Water Quality	Other _____	
<input checked="" type="checkbox"/> Dept. of Water Resources Resources Agency Nadell Gayou	<input type="checkbox"/> Delta Protection Commission Debby Eddy	<input type="checkbox"/> Caltrans, District 3 Jeff Pulverman	<input type="checkbox"/> State Water Resources Control Board Steven Herrera Division of Water Rights		
<u>Fish and Game</u>	<input type="checkbox"/> Office of Emergency Services Dennis Castrillo	<input type="checkbox"/> Caltrans, District 4 Tim Sable	<input type="checkbox"/> Dept. of Toxic Substances Control CEQA Tracking Center		
<input type="checkbox"/> Depart. of Fish & Game Scott Flint Environmental Services Division	<input type="checkbox"/> Governor's Office of Planning & Research State Clearinghouse	<input type="checkbox"/> Caltrans, District 5 David Murray	<input type="checkbox"/> Department of Pesticide Regulation		
<input type="checkbox"/> Fish & Game Region 1 Donald Koch	<input checked="" type="checkbox"/> Native American Heritage Comm. Debbie Treadway	<input type="checkbox"/> Caltrans, District 6 Marc Blinbaum			
<input type="checkbox"/> Fish & Game Region 2 Banky Curtis		<input type="checkbox"/> Caltrans, District 7 Cheryl J. Powell			

DEPARTMENT OF TRANSPORTATION

District 9
500 South Main Street
Bishop, CA 93514
PHONE (760) 872-0785
FAX (760) 872-0754
TTY (760) 872-9043

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MAR 14 2005
MONO COUNTY
COMMUNITY DEVELOPMENT



*Flex your power!
Be energy efficient!*

March 8, 2005

Mr. Gerry Le Francois
Mono County Community Development Department
P.O. Box 347
Mammoth Lakes, California 93546

File: 09-MNO
NOP
SCH #: 2005022068

Dear Mr. Le Francois:

White Mountain Estates Tentative Tract Map 37-46 - Notice of Preparation (NOP) of an Environmental Impact Report (EIR) and Specific Plan (February 2005)

The California Department of Transportation (Caltrans) appreciates the opportunity to comment during the NOP phase for the White Mountain Estates for 39 residential lots east of US 6. Please address the following in the EIR:

- Ensure traffic analysis along with transportation related design recommendations are provided. Although traffic volumes may not be increased enough to alter the Level of Service to necessitate mitigation under the California Environmental Quality Act (CEQA), there will likely be safety and circulation impacts. With other projects proposed along the US 6 corridor with development potential and additional volumes from this development, intersection upgrades to the project access at US 6/White Mountain Estates may be merited. This could include acceleration/deceleration lane(s), street lighting, altering the access geometry to 90 degrees, etc. As you no doubt are aware, acceleration/deceleration lane(s) seem to be favored by area residents. The project proponent has contacted our Permits office to gather information on possible intersection upgrades.

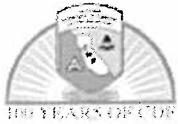
Please continue to forward relevant information on this proposed project. If you have any questions, I may be contacted at (760) 872-0785. We value our cooperative working relationship in matters concerning transportation and development in Mono County communities.

Sincerely,

A handwritten signature in cursive script that reads "Gayle J. Rosander".

GAYLE J. ROSANDER
IGR/CEQA Coordinator

c: State Clearinghouse
Terry Gess, Caltrans

**DEPARTMENT OF FORESTRY AND FIRE PROTECTION**

San Bernardino Unit
Owens Valley Division
2781 South Round Valley Rd.
Bishop, CA 93514

(760) 387-2565
(760) 387-2295 Facsimile
Website: www.fire.ca.gov



March 7, 2005

RECEIVED
MAR 14 2005
MONO COUNTY
COMMUNITY DEVELOPMENT

Mono County
Community Development Department
ATTN: Mr. Gerry Le Francois, Planner
P.O. Box 347
Mammoth Lakes, CA 93546

**RE: Tentative Tract Map 37- 46 / White Mountain Estates / Stark
A.P.N. 26-24-09 & 10**

Dear Mr. Le Francois:

I have reviewed the referenced project. The project is situated on land classified as State Responsibility Area (SRA). Therefore, I offer the following recommendations pursuant to Mono County Ordinance 91-06, California Code of Regulations, Title 14, Section 1270 the *SRA Fire Safe Regulations* and California Code of Regulations, Title 24, Part 9 the *California Fire Code*.

- For parcels one acre (1ac.) and larger provide and maintain a minimum thirty foot (30 ft.) setback from all property lines for any structures or buildings, CRC Title 14, Section 1276.01
- Road signs and property addresses shall conform to CRC Title 14, Sections 1274.00 – 1274.10
- Fire department access and water supply shall be in accordance with the California Fire Code, Part III, Article 9; CRC Title 14, Sections 1273.00 – 1273.11; CRC Title 14, Section 1275.00 – 1275.20.

Thank you for the opportunity to review this project. Should you have any questions or need additional information please call me at (760) 387-2565.

Sincerely,

Robert F. Green
Unit Chief

By 

Kenneth P. Toy
Battalion Chief

cc: Attached List

Mono County
March 7, 2005
Page Two

CC: R. Thompson
Chief Robert De Forrest, Chalfant Volunteer Fire Dept.
Mr. Bob Stark, White Mountain Estates L.L.C., 332 West Howell Ave.,
Ridgecrest, CA 93555



California Regional Water Quality Control Board Lahontan Region



Alan C. Lloyd Ph.D.
Agency Secretary

Victorville Office
15428 Civic Drive, Suite 100, Victorville, California 92392
(760) 241-6583 • Fax (760) 241-7308
<http://www.waterboards.ca.gov/lahontan>

Arnold Schwarzenegger
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March 15, 2005

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FILE: Mono County

Gerry Le Francois
Mono County Planning Department
P.O. Box 347
Mammoth Lakes, CA 93546

RESPONSE TO NOTICE OF PREPARATION FOR TENTATIVE PARCEL MAP 37-46, WHITE MOUNTAIN ESTATES, STATE CLEARINGHOUSE NO. 2005022068, MONO COUNTY

California Regional Water Quality Control Board (Board staff) has reviewed the above-mentioned letter dated February 15, 2005. In addition, we have reviewed comments (dated February 4, 2005) by AMEC Earth and Environmental, Inc. regarding the "Preliminary Hydrogeology Investigation for the White Mountain Estates" that was prepared by Golden State Environmental. We have the following comments on the project.

Project Description

The proposed project (White Mountain Estates) consists of approximately 39 individual lots on 29-acre parcels. The project proposes a community water system and individual septic systems.

Comments

The relationship between land use and water quality becomes increasingly critical with population growth. Impacts to water quality that can occur from land development and use are:

- Direct physical impacts to aquatic, wetlands, and riparian habitat;
- Generation of construction-related and urban pollutants;
- Alteration of drainage patterns, flow regimens and groundwater recharge as a result of re-routed or channelized streams and washes, impervious surfaces and storm drain collector systems; and
- Erosion and siltation resulting from construction activities.

The foremost technique for reducing impacts to watersheds and water quality from development is to follow the guidelines for "Low Impact Development" (LID). The goal of LID is maintaining a landscape functionally equivalent to predevelopment hydrologic conditions with minimal

generation of nonpoint source pollutants. LID results in less surface runoff and less pollution routed to receiving waters. Principles of LID include:

- Maintaining natural drainage paths and landscape features to slow and filter runoff and maximize groundwater recharge;
- Reducing the amount of impervious cover created by development and the associated transportation network; and
- Managing runoff as close to the source as possible.

We understand that LID development practices to maintain aquatic values could also reduce local infrastructure requirements and could benefit energy conservation, air quality, open space, and habitat. The residential areas, access and transportation routes should be designed to minimize alteration of natural features that act to protect water quality. Where it is not possible to maintain existing features, appropriate mitigation and monitoring must be a part of the project. Many planning tools exist to implement the above principles and a number of recent reports and manuals provide specific guidance regarding LID. Board staff can provide more specific information on the potential effects of land use development on water quality and on mitigating planning approaches if desired.

If the project disturbs more than one acre of soil, the owner will need to apply for a National Pollution Discharge Elimination System (NPDES) construction stormwater permit. An NPDES stormwater permit can be obtained by writing to the following address.

State Water Resources Control Board
Division of Water Quality
Stormwater Permit Unit
P.O. Box 1977
Sacramento, CA 95812
916-341-5536

NPDES permits have requirements that must be complied with during construction. Requirements such as Best Management Practices (BMPs) must be used at the site to control stormwater. BMPs should also be applied to areas where machine clean out or maintenance takes place as well as in storage of hazardous and non-hazardous materials. The Stormwater Pollution Prevention Plan (SWPPP) that will be used at the site must include effective BMPs to control pollutants and minimize environmental impacts. Board staff may inspect the construction site to monitor compliance under the NPDES permit.

Additionally, we have attached a copy of the comments by AMEC to this letter. We concur with the comments by AMEC. The points raised are important to the development and longevity of this project, as they relate to water quality and water quantity. AMEC asked for additional clarification with regards to the groundwater pumping tests, information with respect to the springs, and more data on the groundwater aquifer. Available information indicates that the Chalfant Valley groundwater basin is in overdraft. It is very important to evaluate the groundwater supply to avoid groundwater

and surface water quality impact in the future. We support community-based water supply for the developments.

The County should address the comments by AMEC in the draft environmental document for this project. We would like to review the response to comments as soon as it is available.

Thank you for the opportunity to comment. If you have any questions or would like additional information, please telephone me at (760) 241-7353 or Cindi Mitton at (760) 241-7413.

Sincerely,



Douglas E. Feay, R.G.
Engineering Geologist
Mono/Owens/Kern Watershed

Enclosure: Review of "Preliminary Hydrogeologic Investigation White Mountain Estates-Phase2, Chalfant Valley, Mono County."

cc: w/enclosure

State Clearinghouse and Planning Unit
1400 Tenth Street
P.O. Box 3044
Sacramento, CA 95812

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JAMES K. HAHN
Mayor

Commission
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SID C. STOLPER, *Vice President*
ANNIE E. CHO
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SUSAN C. PARKS, *Secretary*

DAVID H. WIGGS, *General Manager*
FRANK SALAS, *Chief Operating Officer*

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April 14, 2005

Mr. Gerry Le Francois
P.O. Box 347
Mammoth Lakes, CA 93546

Dear Mr. Le Francois:

Subject: Tentative Tract map 37-46/White Mountain Estates

These are the Los Angeles Department of Water and Power's (LADWP) comments on the development of an Environmental Impact Report (EIR) and Specific Plan (SP) for the project noted above.

Tract drainage should be contained in the paved streets with curbs or berms and directed to one discharge area for the tract. The developer should take all means to retain all drainage on-site with retention ponds. Drainage leaving the development site should be directed to the street right-of-way. Each individual lot should have grading and drainage plans and drainage should be designed to be retained within each lot.

LADWP owns property to the south and east of White Mountain Estates Road. If the developer requests to drain onto LADWP property, LADWP will only consider accepting drainage if all means have been considered to retain drainage within the tract or direct drainage to the street right-of-way. To approve drainage onto LADWP property, the minimum requirements would be the installation of an oil/water separator within the development immediately prior to the discharge point. The Owner shall maintain the oil/water separator and comply with LADWP guidelines for recordkeeping and maintenance. Requests for drainage and detailed drainage plans showing the location of the oil/water separator shall be submitted to this office for approval. LADWP will not approve accepting any drainage that may have contaminants or pollutants.

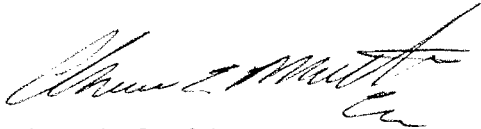
LADWP has concerns regarding additional groundwater demands for domestic use for the new tract. The developer has indicated that a new well will be installed. A study should be conducted to determine the effects of groundwater pumping, and new monitoring wells should be installed to measure changes in the groundwater table. The developer indicated a hydrologist would be hired to perform such studies; all information shall be submitted to LADWP for review.



Mr. Gerry Le Francois
Page 2
April 14, 2005

If you have any questions regarding this matter, you may write to our office at 300 Mandich Street, Bishop, California 93514-3449, attention Real Estate, or you may telephone them at (760) 873-0370.

Sincerely,

A handwritten signature in cursive script, appearing to read "Gene L. Coufal".

Gene L. Coufal
Manager
Aqueduct Business Group

c: Mr. Bob Stark
Real Estate



February 16, 2005

Mono County Community Development Department
Attn: Larry Johnston, Senior Planner
P.O. Box 347
Mammoth Lakes, CA. 93546

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MONO COUNTY
COMMUNITY DEVELOPMENT

SUBJECT: 48 Single Family Residences
NW corner of Chalfant Rd and Highway 6, Chalfant Valley

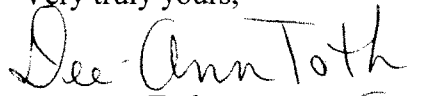
Dear Customer:

We have been requested to advise you that Southern California Edison Company stands ready to install electrical distribution facilities within the above project in the County of Mono, State of California, in accordance with the then applicable tariff schedules which are the effective rates and rules of the Southern California Edison Company on file with and approved by the Public Utilities Commission, State of California, and subject to the receipt of such permits or other authorizations from public agencies as may be required for such installations. Also, rules hereinafter referred to in this letter include such changes, modifications, and amendments which the Public Utilities Commission may from time to time direct in the exercise of its jurisdiction.

Should a shortage of generating capacity ever occur, the Utility will apportion its available supply of electricity among its customers as set forth in Rule No. 14, Shortage of Supply and Interruption of Delivery.

When requested by the developer, underground facilities within the tract require advances under provisions set forth in Rule No. 15. Requirements for advances from the developer for underground lines to reach the subdivision are set forth in Rule No. 15. An underground service lateral from the installed underground distribution system within the tract to individual parcels will be in accordance with Rule No. 16.

Very truly yours,


Dee-Ann Toth
Service Planner

DT:mh

January 25, 2004

119 Ponderosa St.
Chalfant Valley, CA 93514

Local Transportation Commission
PO Box 347
Mammoth Lakes, CA 93546

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FEB - 3 2004

MONO COUNTY PLANNING DEPT.
SOUTH COUNTY

Re: Highway Improvements to Reduce Turning Conflicts
in the Community of Chalfant

To Whom It May Concern:

Although I expressed my concerns to CalTrans back in the year 2000 regarding the dangerous situation that exists at the turnoff from Highway 6 onto White Mountain Estates Road, since I have never written to your Commission, I will readdress my same concerns in this letter.

The White Mountain Estates development presently consists of forty homes with an average of two cars per residence. This results in approximately 70-80 residential vehicles using the Highway 6 turn-off daily along with various delivery trucks and other traffic.

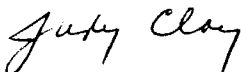
From Highway 6, it is extremely difficult to make a turn onto White Mt. Estates Road if a large vehicle is waiting to pull out. Since the entrance is a cattle guard, there is not enough room for two vehicles. It is quite scary when you have one or two eighteen-wheelers barreling down behind you, which are expecting you to make a rather swift turnoff which you cannot.

Traveling south from Chalfant, it is also dangerous if cars are approaching from both directions. Even though you have your left blinker on, the traffic behind you doesn't plan on coming to a complete stop on a major highway. At night, the left hand turnoff is impossible to see in the dark. I never even try to make the turn at night, but rather continue straight and turn around at the next intersection.

The no passing lines, which had been lengthened, have now been shortened again after the resurfacing of the highway. Making them longer didn't help the situation anyway.

Hopefully, all of our concerns regarding this intersection will be taken under careful consideration

Sincerely yours,



Judy Clay